

18 Merrion Row

Dublin 2

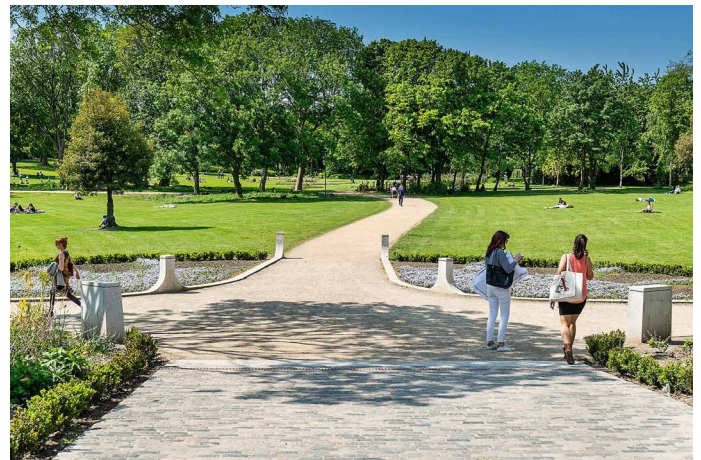
Attractive Own-Door Offices
c. 116sq.m. / 1,250sq.ft.

Location:

Occupying a prime City Centre location on Merrion Row, the subject property is situated close to the junction with Ely Place and St. Stephen's Green. Merrion Row is considered to be at the heart of the business district, tourism, and culture with everything Dublin has to offer and all within a striking distance of the property. The immediate area has some of the best cafes, restaurants, pubs, and wine bars to choose from such as Ely Wine Bar, Bang, Hugo's, and O Donoghue's Pub directly outside the property. There are a number of 5-star hotels in the area with the Merrion and Shelbourne Hotels located close by.

Merrion Square and St. Stephens Green are within touching distance offering a nice place to lunch and a lunchtime walk while Grafton Street Dublin's premier shopping district is less than a 10-minute walk.

There are excellent public transport options available with the Luas line on St. Stephen's Green, numerous cross-city bus routes running past Merrion Row, and the Dart rail line all within a 10-minute walk. Dublin Bike Stations are located on Merrion Square (East & West), while the surrounding area benefits from new dedicated cycle lanes and the Grand Canal.



Features:

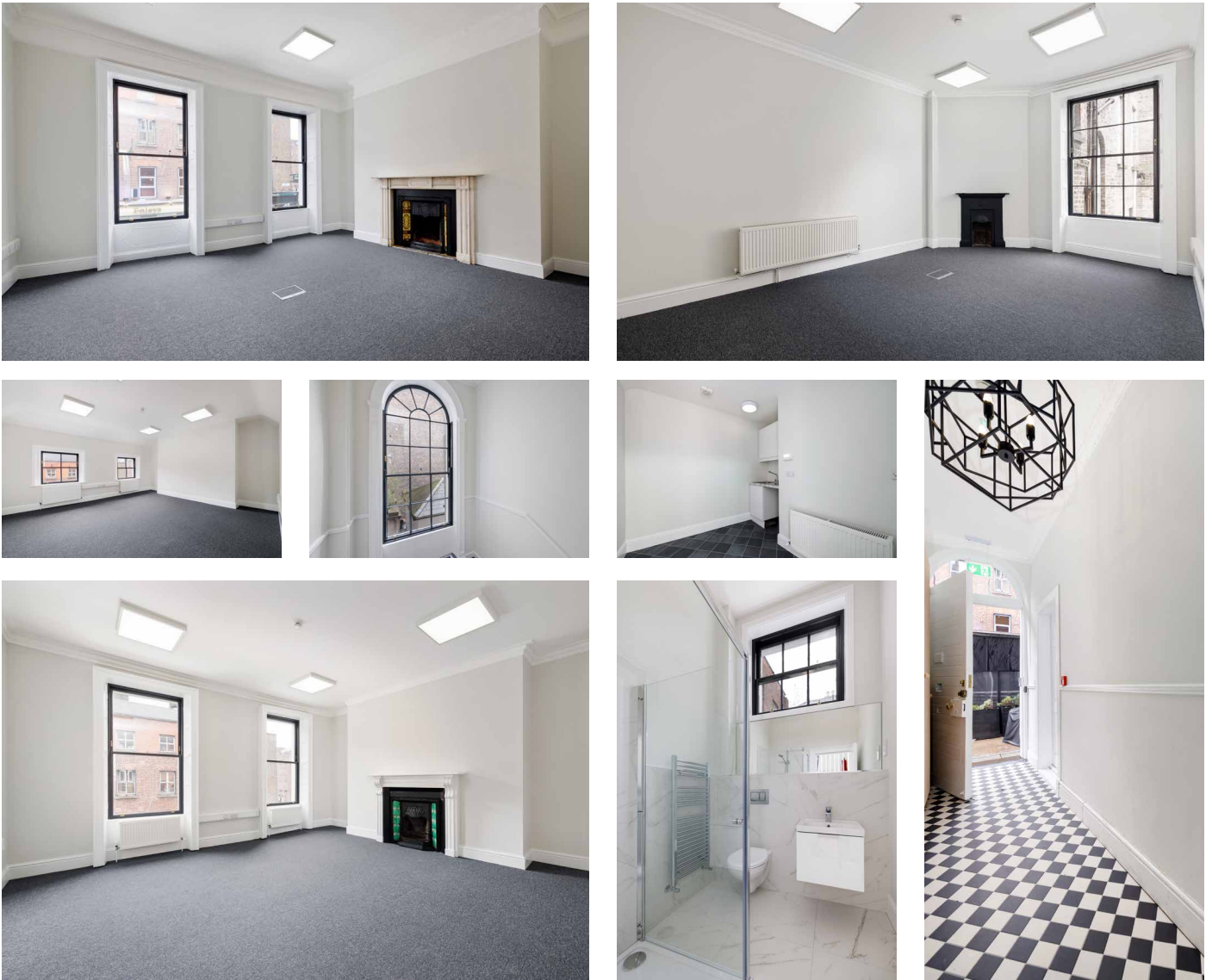
- Superbly Refurbished Office Building
- Retained Georgian Features
- High Profile City Centre Location
- Bright and well-appointed Offices
- LED lighting
- Fitted kitchen and shower facilities
- High-Quality Carpeting
- Superb local Amenities on your doorstep
- LUAS, DART & Dublin Bus close by



Description:

A fully refurbished Georgian office building which briefly comprises self-contained offices over three floors extending to a net internal floor area of c.116 sqm. / 1,250 sq. ft. The property has recently undergone a complete refurbishment throughout to provide an attractive entrance hall leading to 5 well-presented and bright offices and meeting rooms along with a new kitchenette, shower room, and toilets located on the third floor.

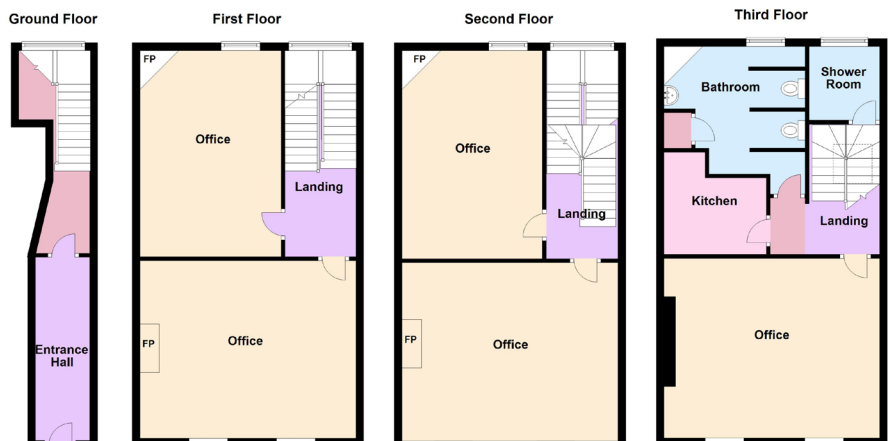
The accommodation has retained much of its Georgian charm including marble fireplaces, ornate coving, large sash windows, and high ceilings. Services have been upgraded throughout to provide Cat 6 cabling, LED lighting, wired floor boxes, and high-quality carpeting throughout.



Accommodation:

Approximate Net Internal Floor Area:

	Sq.m.	Sq.ft.
First Floor	41.4	446
Second Floor	41.7	449
Third Floor	32.9	355
Total	116	1,250





Lease:

New lease terms available.

Rent:

On Application.

BER:

Exempt. (Protected Structure)

Viewing:

By appointment only with sole agents Finnegan Menton
Contact Nicholas Corson or Mark McCormack on 01 614 7900



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